

20210322000144380

03/22/2021 04:00:23 PM

DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Alan C. Keith, Attorney
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

Send tax notice to:
Craig M. Payne and Anna L. Payne
721 Heatherwood Drive
Birmingham, AL 35244

**WARRANTY DEED JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

Consideration \$10,000.00

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Craig M. Payne and wife, Anna L. Payne (herein referred to as grantors) do grant, bargain, sell and convey unto Craig M. Payne and Anna L. Payne (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

All that certain parcel of land situate in the county of Shelby and state of Alabama being known and designated as follows: lot 6, according to the survey of heatherwood, sector 1, 1st addition, as recorded in map book 19 page 66 in the probate office of Shelby County, Alabama; being situated in shelby county, Alabama. Being the same property as conveyed from GLENN H. STANLEY AND SHELIA W. STANLEY, A MARRIED COUPLE to MTGLQ Investors, L.P. as described in Instrument no. 20200723000309350, Dated 04/01/2020, Recorded 07/23/2020 in Shelby County Records. PARCEL Number: 10-2-09-0-001-001.120

Property Address is: 721 HEATHERWOOD DR., BIRMINGHAM, AL 35244

The purpose of this deed is to establish survivorship for the current title owners. Title has not changed hands.

This deed was prepared without the benefit of a current title search.


Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 18, 2021



Craig M. Payne (SEAL)



Anna L. Payne (SEAL)

STATE OF ALABAMA
Shelby COUNTY }

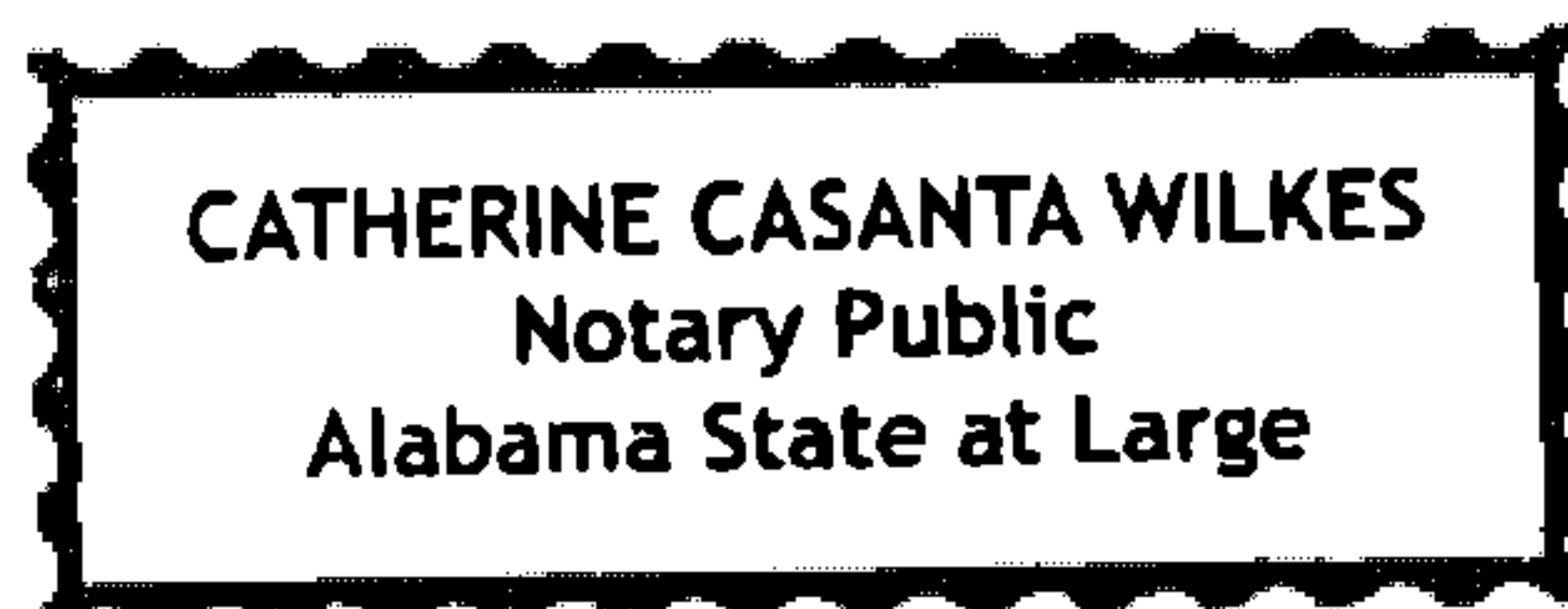
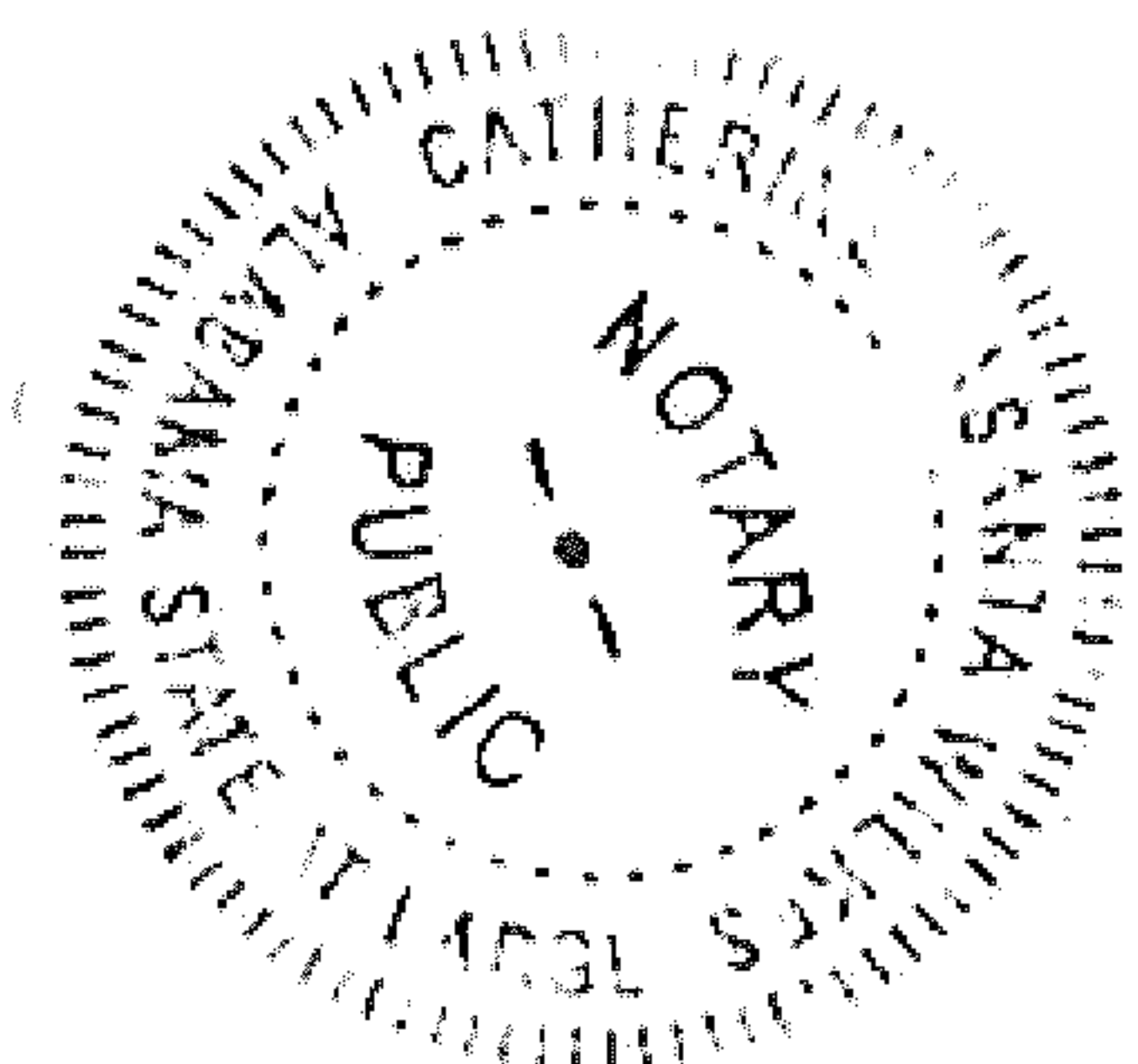
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Craig M. Payne and Anna L. Payne, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this March 18, 2021



Notary Public

My commission expires: 8/15/2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Craig M. Payne
 Mailing Address Anna L. Payne
721 Heatherwood Drive
Birmingham, AL 35244

Grantee's Name Craig M. Payne
 Mailing Address Anna L. Payne
721 Heatherwood Drive
Birmingham, AL 35244

Property Address 721 Heatherwood Drive
Birmingham, AL 35244

Date of Sale 3-18-2021
 Total Purchase Price \$ 10,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☒ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-18-2021

Print Alan Keith

Unattested _____

Sign Alan Keith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2021 04:00:23 PM
 S38.00 CHERRY
 20210322000144380

Allen S. Bayl